



2233322054

Doc# 2233322054 Fee \$45.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/29/2022 03:32 PM PG: 1 OF 3

SUBCONTRACTOR'S NOTICE AND CLAIM FOR LIEN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

This Claimant, **NORTH AMERICAN CONCRETE COMPANY ("Claimant")**, of 450 Central Ave., Unit 207, Highland Park, IL 60037, County of Lake, State of Illinois, hereby files its Notice and Claim for Lien against Reina Garcia and Veyanira Garcia of 2523 Dora St., Franklin Park, IL 60131 ("**Owners**"), and Agustin Castro d/b/a Castro Concrete ("**CC**") of 1071 S 2nd Ave., Des Plaines, IL 60016 ("**Contractor**"), Polmax Construction, Inc. ("**Interested Party**") of 210 Miner St., Bensenville, IL 60106, JPMorgan Chase Bank, N.A. ("**Lender**") of 1111 Polaris Parkway, Columbus, OH 43240 and any other person claiming an interest in the real estate, more fully described below, stating as follows:

That on or about July 29, 2022, Owners owned the following described land in the County of Cook, State of Illinois, to-wit: **See Attached Exhibit A**

Permanent Real Estate Index Number(s): 12-28-307-005-0000

Address(es) of premises: 2523 Dora St., Franklin Park, IL 60131

And to the best of Claimant's knowledge and belief, CC was Owners' Contractor for improvements at the Premises ("Real Estate") and/or performed work with the knowledge and/or consent of Owners, and/or was knowingly permitted to perform work by Owners.

That on or about July 29, 2022, CC entered into a contract ("Contract") with the Claimant whereby Claimant agreed to furnish CC with ready-mix concrete and related materials and/or labor in exchange for payment on an open account for the material delivered to the premises for the improvements at the Real Estate.

That on or about July 29, 2022, the Claimant completed and delivered all work and materials required to be performed under the Contract.

That CC is entitled to credits on account thereof as follows: \$-0-, leaving due, unpaid and owing to the Claimant, after allowing all credits the sum of TWO THOUSAND FIVE HUNDRED SIXTEEN DOLLARS and 55/100 (\$2,516.55), for which, with interest, costs, and attorney fees, the Claimant claims a lien on said land and improvements and on the monies or other considerations due or to become due from the Owners to Contractor under said contract(s).

To the extent permitted by law, all waivers of lien heretofore given by Claimant, if any, in order to induce payment not received and hereby revoked. Acceptance of payment by Claimant of part,

UNOFFICIAL COPY

but not all, of the amount claimed due hereunder shall not operate to invalidate this notice.

NORTH AMERICAN CONCRETE COMPANY

By: _____

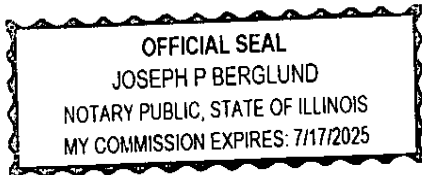
JOHN PAPPAS, President

STATE OF ILLINOIS)
) SS
COUNTY OF DuPage)

The Affiant, John Pappas, being first duly sworn on oath deposes and says that he is President of **NORTH AMERICAN CONCRETE CO.**, The Claimant; that he has read the foregoing Subcontractor's Notice and Claim for Lien and knows the contents thereof; and that the statements therein contained are true.

John Pappas, President

SUBSCRIBED AND SWORN to before me this 09th day of November 2022.



Notary Public

This document was prepared by and Return to:

Joseph P. Berglund
LAW OFFICES OF JOSEPH P. BERGLUND, P.C.
1010 Jorie Boulevard, Ste. 370
Oak Brook, Illinois 60523
Tel. (630) 990-0234

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 17 IN BLOCK 5 UNIT 2 WESTBROOK PARK ESTATES, BEING A SUBDIVISION OF PART OF THE EAST 1526 FEET OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office